

After recording return to:

Donald L. Mize
315 Washington Avenue
Marietta, Georgia 30060

wait

14.00
500R

Cobb County, Georgia

Real Estate Tax

Paid none
Date 4-24-98

Jay C. Stephenson
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 16th day of April, in the year one thousand nine hundred ninety eight between JOHN H. DICKSON as party or parties of the first part, hereinafter called Grantor, and JOHN H. DICKSON and MARLENE H. DICKSON as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten & 00/00 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 339 and 382 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

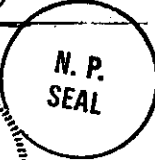
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in presence of:

Julie Reed
Unofficial Witness

Gil Duck
Notary Public

John H. Dickson (Seal)
JOHN H. DICKSON



BK 11223PG249

COBB SUPERIOR COURT CLERK
Jay C. Stephenson (Seal)
JCS

FILED & RECORDED
98 APR 24 PM 2:16

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 339 and 382, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, commence at an iron pin on the northerly right of way of Sherwood Drive, said iron pin being 465.00 feet easterly as measured along the northerly right of way of Sherwood Drive from the point of intersection of the northerly right of way of Sherwood Drive and the easterly right of way of Cooper Lake Road (said iron pin being located at the southeast corner of the westernmost parcel (said parcel having 100.00 feet frontage on Sherwood Drive and being shown as 0.62 acres) as shown in that tract of land in Plat Book 14, Page 79, Records of Cobb County, Georgia); thence running easterly along the northerly right of way of Sherwood Drive a distance of 244.45 feet to an iron pin, said iron pin being located at the southwesterly corner of the property of James W. Bennet as described in Deed Book 1137, Page 353, Records of Cobb County, Georgia; thence running north 12 degrees, 41 minutes, 14 seconds west along the line of said Bennet property 157.00 feet to an iron pin; this being the Point of Beginning; running north 40 degrees, 22 minutes, 42 seconds east a distance of 150.00 feet to a point; thence running north 14 degrees, 50 minutes, 25 seconds east a distance of 98.00 feet to an iron pin at the southwest corner of property now or formerly of Bennet Realty Co. and at the southeast corner of property now or formerly of Tista Construction Company; thence south 69 degrees 37 minutes 17 seconds east along the southerly line of property now or formerly of Bennet Realty Co. 186.70 feet to an iron pin found and corner; thence south 35 degrees 33 minutes 47 seconds west along the northwesterly line of property now or formerly of James W. Bennet, a distance of 177 feet to an iron pin and the Point of Beginning.

Said property being as shown in a survey for John Dickson by D.W. Lynah Surveyors dated February 21, 1990, revised March 14, 1990, and revised March 20, 1990, and contains 0.505 acres according to said survey.

and

All that tract or parcel of land lying and being in Land Lots 339 and 382, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin of the northerly right of way of Sherwood Drive, said iron pin being 465.00 feet easterly as measures along the northerly right of way of Sherwood Drive from the point of intersection of the northerly right of way of Sherwood Drive and the easterly right of way of Cooper Lake Road (said iron pin being located at the southeast corner of the westernmost parcel (said parcel having 100.00 feet frontage on Sherwood Drive and being shown as 0.62 acres) as shown in that tract of land in Plat Book 14, Page 79, Records of Cobb County, Georgia); thence running easterly along the northerly right of way of Sherwood Drive a distance of 244.45 feet to an iron pin, said iron pin being located at the southwesterly corner of the property of James W. Bennet as described in Deed Book 1137, Page 353, Records of Cobb County, Georgia; thence running north 12 degrees, 41 minutes, 14 seconds west along the line of

BK 11223PG250

said Bennet property 157.00 feet to an iron pin; thence running north 40 degrees, 22 minutes, 42 seconds west a distance of 150.00 feet to a point; thence running north 14 degrees, 50 minutes, 25 seconds east a distance of 98.00 feet to an iron pin at the southwest corner of property now or formerly of Bennet Realty Co. and at the southeast corner of property now or formerly of Tista Construction Company; thence running south 83 degrees, 51 minutes, 38 seconds west along the southerly line of property now or formerly Tista Construction Company, a distance of 100.00 feet to an iron pin and corner located on the west Land Lot line of Land Lot 382; thence running south 06 degrees, 06 minutes, 03 seconds west along the line of other property now or formerly of Nellie C. Dunton, and being the same line as the easterly line of the westernmost parcel (said parcel having 100.00 feet frontage on Sherwood Drive, and being shown as 0.62 acres) as shown in Plat Book 14, Page 79, Records of Cobb County, Georgia, a distance of 361.54 feet to an iron pin on the northerly right of way of Sherwood Drive, and the Point of BEGINNING.

Said property being as shown in a survey for John Dickson by D.W. Lynah Surveyors dated February 21, 1990, revised March 14, 1990 and being a part of that property conveyed to Nellie C. Dunton by that certain warranty deed recorded in Deed Book 352, Page 482, Cobb County, Georgia records.

BK 11223PG251